



27 Ashleigh Gardens, Rotherham, S61 4RG

Offers In The Region Of £235,000

AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW, OFFERING SPACIOUS ACCOMMODATION AND ENJOYING A CUL-DE-SAC SETTING IN THIS POPULAR, SOUGHT-AFTER LOCATION.

The Bungalow benefits from GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, RE-FITTED KITCHEN AND BATHROOM AND OFF-ROAD PARKING. The accommodation comprises: Side Entrance Hall, Lounge, Breakfast Kitchen, three Bedrooms and Bathroom. There are established gardens to both front and rear with drive to one side.

SIDE ENTRANCE HALL

With uPVC door, radiator in a latticed cabinet, coving, loft hatch and walk-in storage cupboard

LOUNGE 11'9" x 13'10" (3.6 x 4.24)



The larger measurement excluding the front facing uPVC bow window. Contemporary fireplace surround with electric fire, radiator

BREAKFAST KITCHEN 8'5" x 13'10" (2.57 x 4.22)



With a range of base and wall units with contrasting work surfaces. Inset ceramic sink and monobloc tap set beneath the front facing uPVC window. Integrated gas hob with electric oven and high level extractor hood. Wall mounted 'Glow-worm gas combination boiler'. Space and plumbing for washing machine. Additional side facing uPVC window, radiator and coverings.

REAR BEDROOM ONE 11'1" x 11'10" (3.4 x 3.61)



With Radiator and uPVC window, coverings.

REAR BEDROOM TWO 9'2" x 8'10" (2.81 x 2.71)



With built-in mirror fronted wardrobes, radiator, uPVC window and coverings

SIDE BEDROOM 8'1" x 7'2" (2.48 x 2.19)



With uPVC window, radiator and coverings

BATHROOM 5'8" x 8'6" (1.74 x 2.6)



Re-fitted with a modern white suite comprising a panelled bath with mains-fed shower and additional mixer tap attachment and shower screen, wash hand basin and W.C. Ceramic tiling to the walls. Radiator and two uPVC opaque windows

OUTSIDE



To the front of the bungalow is a shaped lawn with flower and shrub beds and borders. A Herringbone effect block paved driveway provides off-road parking to the side. The block paving continues to the rear and leads to the lawned garden with ornamental pond and established shrub borders.

MATERIAL INFORMATION

Council Tax Band C

Tenure Freehold

Property Type Detached Bungalow

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive to side

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

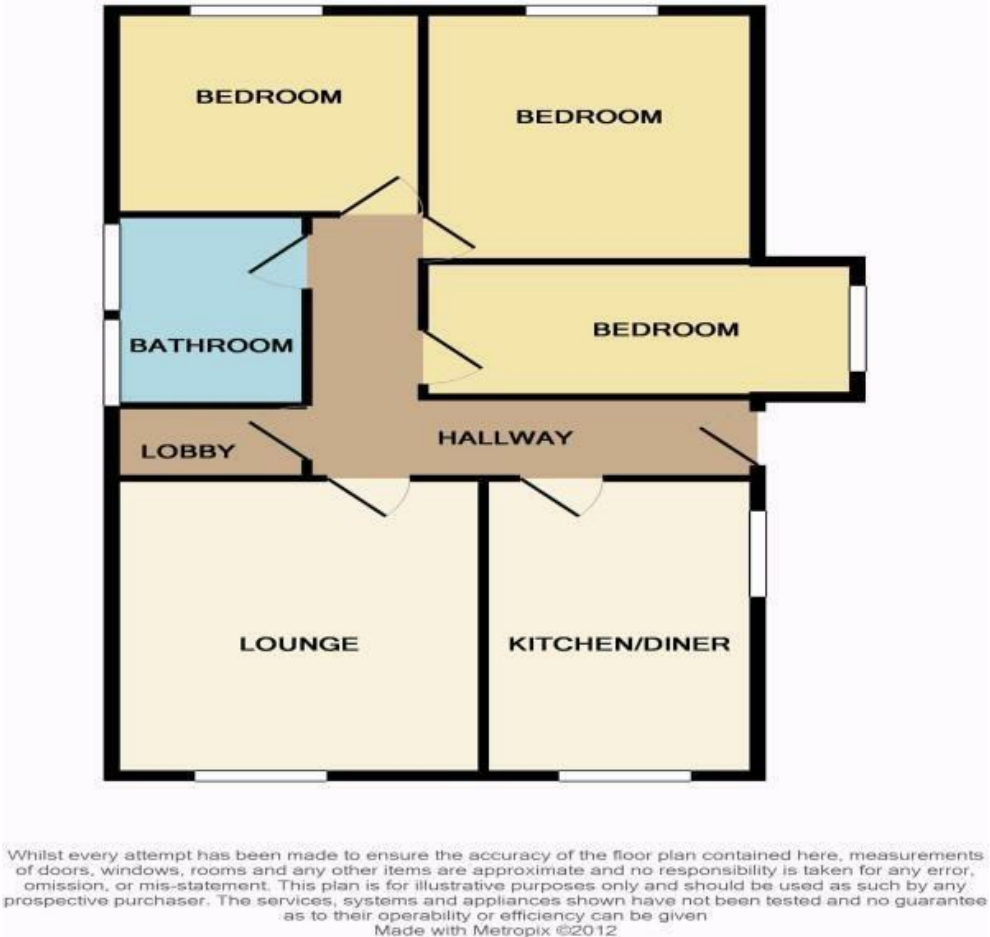
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

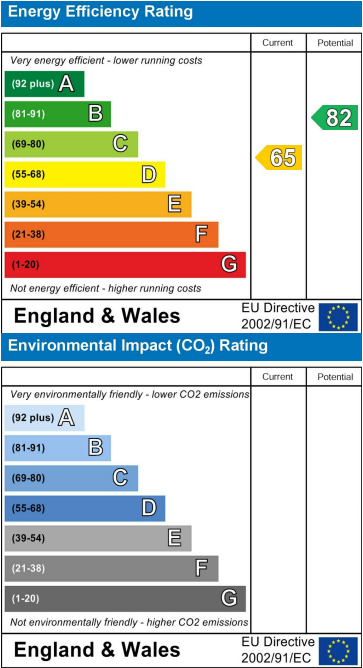


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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